

# PUBLIC HEARING AGENDA



## Hearing Officer July 17, 2007

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: June 27, 2007**

2. Hold a public hearing for a request by **FIFTH STREET INDUSTRIAL PLAZA INC. (PL060569)** (James Phillips/Architect, applicant; Marvin Spaz, property owner) located at 1979 East 5<sup>th</sup> Street in the GID, General Industrial District for:

**ZUP07077** Use permit to exceed 125% of the required parking (from 58 spaces to 94 spaces).

**STAFF REPORT:** [HOr\\_5thStIndust\\_071707.pdf](#)

**APPROVED**

3. Hold a public hearing for a request by the **ROWLEY RESIDENCE (PL070041)** (Steve Briggs/TEBO LLC, applicant; Chris Rowley, property owner) located at 948 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

**ZUP07016** Use permit to allow tandem parking for a multi-family project.

**VAR07006** Variance to reduce the north side yard setback from 10 feet to 3 feet.

**VAR07007** Variance to reduce the west rear yard setback from 15 feet to 4 feet.

**CONTINUED TO AUGUST 7, 2007 HEARING OFFICER**

4. Hold a public hearing for a request by **T-MOBILE (PL070077)** (Rulon Anderson/T-Mobile, applicant; BSSC Enterprises LTD Partnership, property owner) located at 5125 South Rural Road in the PCC-2, Planned Commercial Center District for:

**ZUP07078** Use permit to allow a wireless antenna (fifty-three feet six inches (53'-6") monopine).

**STAFF REPORT:** [HOr\\_T-Mobile\\_071707.pdf](#)

**APPROVED WITH MODIFIED CONDITION**

5. Hold a public hearing for a request by **CLEARWIRE (PL070217)** (Brandon Brown/Clearwire-Powder River, applicant; APS, property owner) located at 411 West 1<sup>st</sup> Street in the GID, General Industrial District for:

**ZUP07074** Use permit to allow a sixty-six (66) foot wireless antenna (electrical pole).

**STAFF REPORT:** [HOr\\_Clearwire\\_071707.pdf](#)

**APPROVED WITH ADDED CONDITION**

6. Hold a public hearing for a request by the **ABER RESIDENCE (PL070230)** (Stephan Aber, applicant/property owner) located at 2011 North Van Ness Avenue in the R1-6, Single Family Residential District for:

**ZUP07069** Use permit standard to reduce the front yard setback for an open structure (carport) by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

**ZUP07084** Use permit to allow required parking in the front yard setback.

**CONTINUED FROM JUNE 27, 2007 HEARING OFFICER**

**STAFF REPORT:** [HOr\\_AberRes\\_071707.pdf](#)

**APPROVED**

7. Hold a public hearing for a request by **BROADWAY VILLAGE - SCUMBAGS TATTOO AND PIERCING (PL070231)** (Phillip Bonet, applicant; Cal AZ Properties LLC, property owner) located at 818 West Broadway Road in the CSS, Commercial Shopping and Services District for:

**ZUP07070** Use permit to allow a tattoo and body piercing studio.

**STAFF REPORT:** [HOr\\_ScumbagsTattoo\\_071707.pdf](#)

**DENIED BY HEARING OFFICER**

8. Hold a public hearing for a request by the **LULLING RESIDENCE (PL070255)** (Curt Wilt/Architect, applicant; Thomas Lulling, property owner) located at 1120 East Redondo Circle in the R1-6, Single Family Residential District for:

**ZUP07080** Use permit standard to reduce the rear yard setback by twenty percent (20%) from the required fifteen (15) feet to twelve (12) feet.

**STAFF REPORT:** [HOr\\_LullingRes\\_071707.pdf](#)

**APPROVED**

9. Hold a public hearing for a request by the **FRYE RESIDENCE (PL070256)** (David Frye, applicant/property owner) located at 440 West 5<sup>th</sup> Street in the R-3, Multi-Family Residential Limited District for:

**ZUP07081** Use permit to allow live/work.

**STAFF REPORT:** [HOr\\_FryeRes\\_071707.pdf](#)

**APPROVED**

10. Hold a public hearing for a request by **PUEBLO ANOZIRA SHOPPING CENTER – STUDIO VINO (PL070257)** (Karen Zemper, applicant; Ryan Smith/Weingarten Realty Investors, property owner) located at 1825 East Guadalupe Road in the PCC-1, Planned Commercial Center District for:

**ZUP07082** Use permit to allow a domestic farm winery (custom wine boutique).

**STAFF REPORT:** [HOr\\_StudioVino\\_071707.pdf](#)

**APPROVED**

11. Hold a public hearing for a request by the **MOFFIT RESIDENCE (PL070259)** (Jake Munns/Synectic Design Inc., applicant; Karin Moffitt, property owner) located at 1309 East Steamboat Bend Drive in the R1-6, Single Family Residential District for:

**ZUP07083** Use permit for a second story modification.

STAFF REPORT: [HOr\\_MoffitRes\\_071707.pdf](#)

**APPROVED**

#### **ABATEMENT CASES**

12. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **INEZ RESIDENCE (PL070264/ABT07019)** (Romulo Inez, property owner) Complaint No. CE065776 located at 2431 East Wesleyan Drive, in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr\\_InezResAbate\\_071707.pdf](#)

**APPROVED**

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

*Agenda; E-Mailed 28 June 2007, 3:45 PM*

*Advertised 02 July 2007*

*Modified 11 July 2007 to indicate continued case (PL070041-Rowley Residence)*